

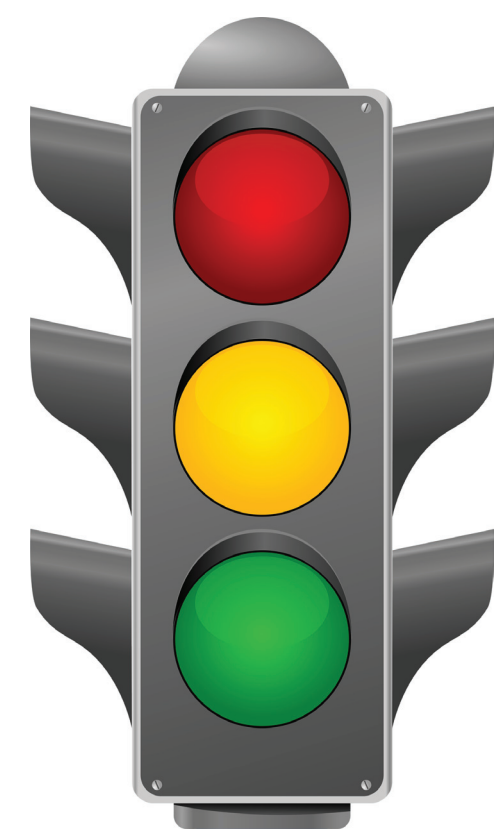
# 7 SUB AREA D: INDUSTRIAL ZONING

## ZONING CHALLENGES:

- Zoning limits residents’ ability to substantially expand or renovate current homes
- Current rules prohibit housing to be built on vacant land

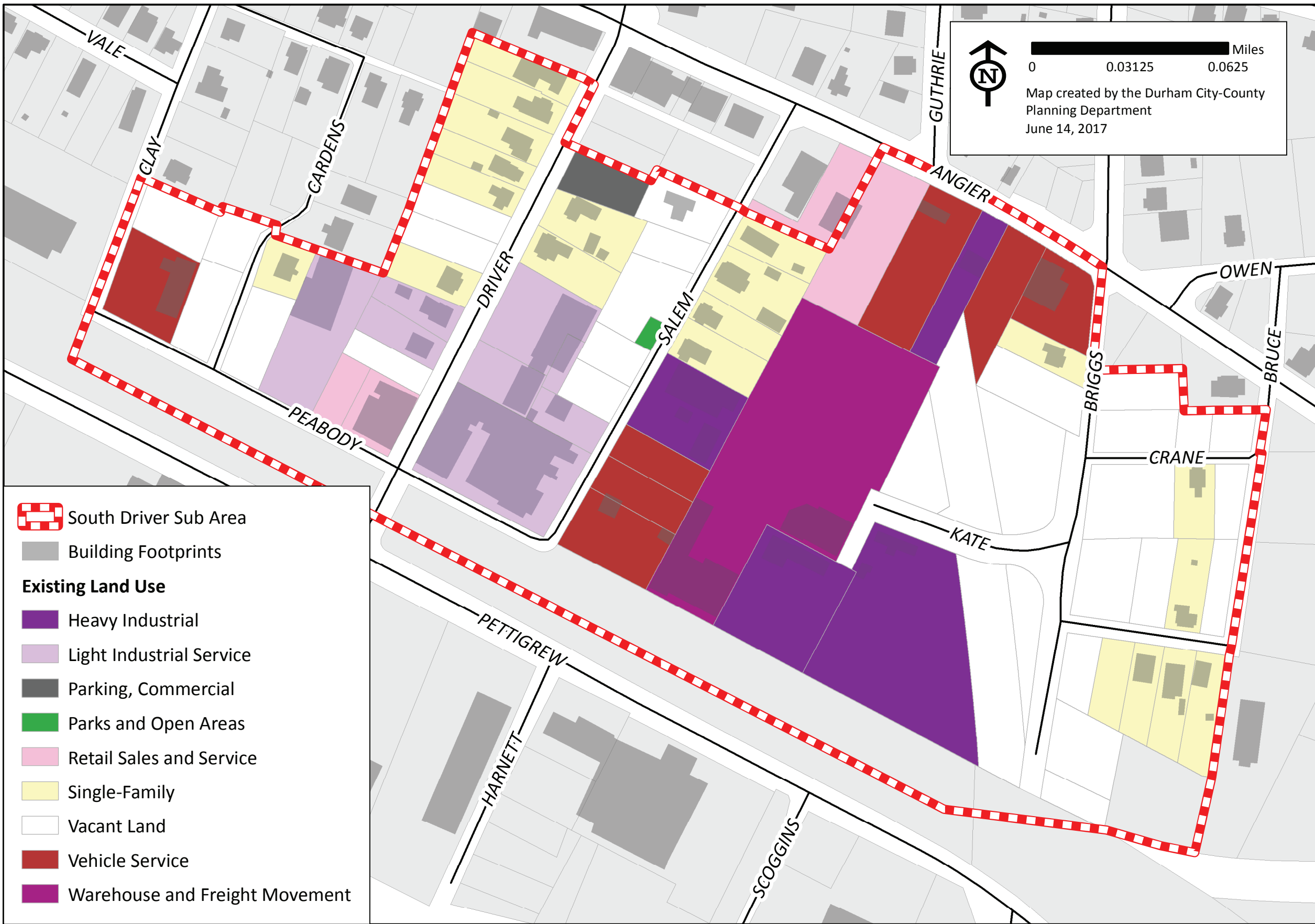
## ZONING OPPORTUNITIES:

- Current zoning may be appropriate for a majority of the area, but a more fine-grained assessment of vacant and residential areas may be warranted.
- Promote infill housing opportunities

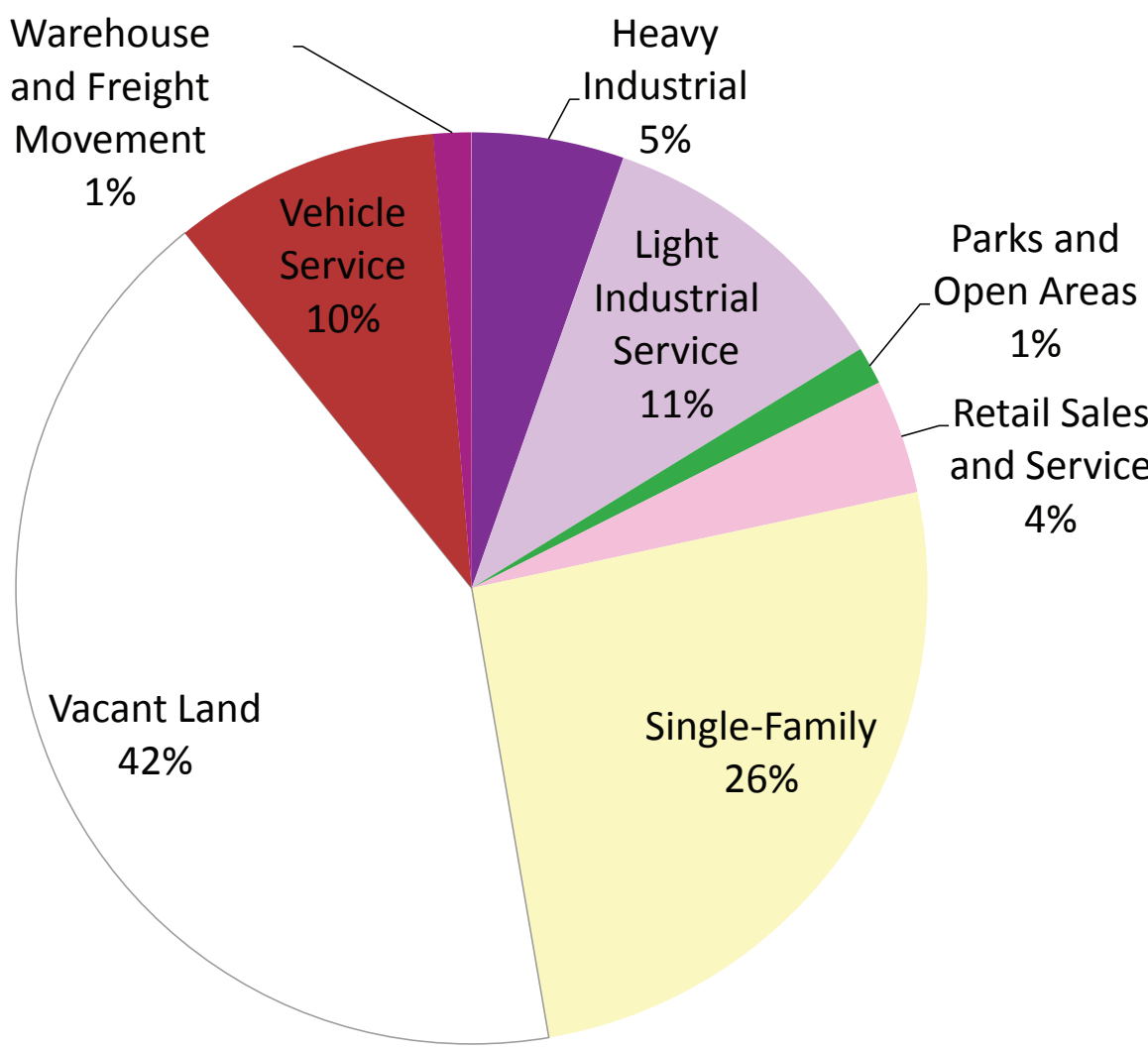


## EXISTING LAND USE

How is property currently used?



- 31% industrial/service
- 26% residential uses
- 42% vacant lots



## CURRENT ZONING

How can property be legally developed?



### LIGHT INDUSTRIAL (IL)

The IL District is for a wide range of manufacturing, warehousing, and wholesaling activities as well as office and some support services. The intent of the district is to offer places for industries whose operations, exposure, location or traffic have minimal impact on adjacent properties.

## HOW DOES LIGHT INDUSTRIAL ZONING AFFECT MY PROPERTY?

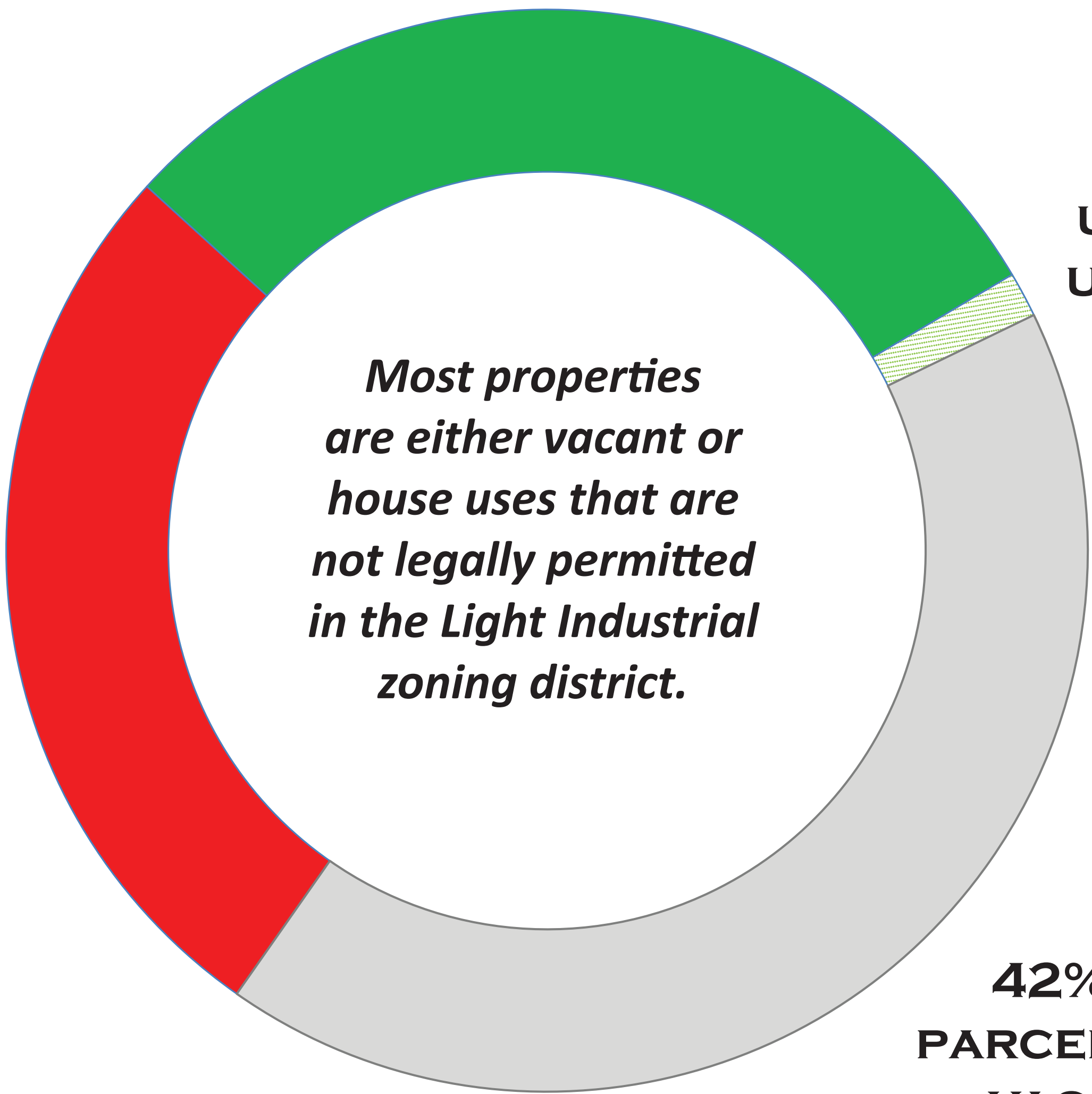
### WHAT DOES IT MEAN TO BE PERMITTED?

- Permitted means that the use is allowed within the zoning district without additional approvals.
- Developments are still subject to all applicable requirements of the ordinance, including dimensional standards, parking, etc.

### WHAT DOES IT MEAN TO BE NOT PERMITTED?

- Several land uses, such as single family homes or multifamily dwellings, are not allowed in the Light Industrial zoning district
- New uses that are “not-permitted” cannot be established, either in new construction or existing structures.
- Existing uses that are not permitted are “grandfathered” as legal non-conforming uses, meaning they can remain as they are. However, major rehabilitations or expansions would not be allowed without a special use permit or variance.

27% OF  
USES  
ARE NOT  
PERMITTED



30% OF USES  
ARE PERMITTED

1% OF  
USES ARE  
UNKNOWN

42% OF  
PARCELS ARE  
VACANT

### WHAT COULD BE BUILT ON A VACANT LOT WITH LIGHT INDUSTRIAL ZONING?

Each site needs to be evaluated on an individual basis. New construction must meet all standards found in the Unified Development Ordinance, including those for use, dimensional standards, parking, buffering, and environmental protection. Standards shown below are intended to give just a basic characterization of what is possible under current zoning.

- |                                  |   |
|----------------------------------|---|
| • Light Industrial               | • Utilities                                   |
| • Research and Development       | • Offices                                     |
| • Warehouse and Freight Movement | • Educational/Governmental/Medical Facilities |
| • Self Storage                   | • Places of Worship                           |
| • Vehicle Sales/Service          | • Restaurants                                 |
|                                  | • Retail Sales and Service                    |

Dimensional Standards	Minimum	Maximum
Site Area (square feet)	5,000	--
Lot Width (feet)	50	--
Street Yard from ROW (feet)	--	20
Side Yard from ROW (feet)	15	--
Rear Yard (feet)	25	--
Building Coverage (%)	--	60
Height (feet)	--	50